



# Memorandum

**TO:** Honorable Mayor and City Council

**FROM:** Councilmember Forrest Williams

**SUBJECT:** Piercy Road UGB and GP Amendment

**DATE:** 6-20-06

Approved

*Forrest Williams*

Date

*6/20/06*

**RECOMMENDATION:** To amend the General Plan to Medium Low Density Residential (8 DU/AC) on approximately 8.4 acres; Private open space on 1.29 acres; inclusion of approximately 4.75 acres within the Greenline/urban growth boundary and inclusion of approximately 4.75 acres within the Urban Service Area boundary.

## BACKGROUND:

The amendment site is the lower 9.7-acre portion of a 14.1-acre parcel located at the base of the east foothills. Portions of the parcel are already within the Greenline/Urban Growth Boundary and Urban Service Area boundary. Currently the General Plan land use/transportation diagram depicts the UGB boundary and USA boundary traversing through the parcel along two separate courses. The proposed UGB modification and the USA expansion would realign both to follow the same alignment along the course of the fifteen percent slope line.

The realignment of the USA and UGB boundary lines would establish a 9.7-acre area at the lower portion of the parcel as potentially suitable for urban development. The applicant is proposing to apply the Medium Density Low Residential (8 DU/AC) designation to approximately 8.4 acres to facilitate a single-family residential subdivision. An approximately 1.29 acre area is proposed for the Private Open Space designation. This area will remain outside the USA/UGB and may be utilized as some form of recreational or open space area for the benefit of the residents of the proposed development and the surrounding neighborhoods. The remaining, approximately 4.4 acres, located above the fifteen percent slope line are proposed to remain as permanents open space under the Non-Urban Hillside designation outside of the USA and UGB.

The General Plan to Medium Low Density Residential (8 DU/AC) is consistent with the established GP policy which states: *"In cases where the fifteen percent slope line is located more precisely up slope from the Land Use/Transportation Diagram designation, the down slope land use designation or density should be applied to the additional area up to the precise fifteen percent slope line"*.

The down slope Basking Ridge neighborhood is designated Medium Density (8-16 DU/AC) and is built at 8-9 DU/AC. The proposed change will produce home sizes consistent with its Basking Ridge neighbors. It will also produce housing that is smaller and less expensive than that obtainable with a Low Density designation. This less expensive housing is more appropriate to the jobs being created in the adjoining Edenvale Industrial Area.

Finally, the project offers community benefits by providing, 1) 4.4 acres of restored grasslands, and 2.) a 1.3-acre private park, which will be publicly accessible at no cost to the city. The applicant has had a number of meetings with the residents in the surrounding community and there has been no objection raised regarding the proposed project.

Cc: Lee Price, City Clerk  
Mayor/City Council